

DRAFT – HOUSING – 2.1.21

Classification of change:

No changes proposed.
Minor changes proposed.
Existing policy relocated
Major, policy discussion needed.
New policy proposed.

CPP	Policy Text	Discussion and Notes	Supporting MPPs	Change Classification
Goal	Snohomish County and its cities ((will promote)) shall promote fair and equitable access to safe, affordable, and accessible housing options for every resident which is facilitated through the expansion of a ((an affordable lifestyle where residents have access to safe, affordable, and)) diverse housing ((options)) stock ((near their jobs)) that is in close proximity to employment, services, and transportation options.	Proposed language updates incorporating the existing HO-1 into the overall goal, highlighting fair housing, inclusion, and equity as a key part of the overall housing goal.	<u>MPP Housing Goal</u> : The region preserves, improves, and expands its housing stock to provide a range of affordable, accessible, healthy, and safe housing choices to every resident. The region continues to promote fair and equal access to housing for all people.	Major.
Housing Policies				
HO-1	((The county and cities shall support the principle that fair and equal access to housing is available to all persons regardless of race, color, religion, gender, sexual orientation, age, national origin, familial status, source of income, or disability.))	Proposed deletion of this policy because the topic of fair housing has been incorporated into the overall Housing Chapter Goal.	<u>MPP Housing Goal</u> : The region preserves, improves, and expands its housing stock to provide a range of affordable, accessible, healthy, and safe housing choices to every resident. The region continues to promote fair and equal access to housing for all people.	Major.
HO-2	The county and cities shall make provisions in their comprehensive plans to accommodate existing and projected housing needs, <u>consistent with the Regional Growth Strategy and Snohomish County Growth Targets.</u> ((7)) Plans must include ((including)) a specific assessment of housing needs by economic segment ((within the community)) , as ((indicated)) <u>described</u> in the housing report prescribed in CPP HO-5. Those provisions should consider the following <u>strategies</u> ((factors)) : a. Avoid ((ing)) further concentrations of low-income and special needs housing. b. ((Increasing)) <u>Increase</u> opportunities and capacity for affordable housing in ((urban)) <u>Regional, Countywide, and local growth centers.</u> c. ((Increasing)) <u>Increase</u> opportunities and capacity for affordable housing close to employment, education, shopping, public services, and public transit. d. ((Increasing)) <u>Increase</u> opportunities and capacity for affordable and special needs housing in areas where affordable housing is currently lacking. e. ((Supporting)) <u>Support</u> affordable housing opportunities in other Snohomish County jurisdictions, as described below in CPP HO-4.	Minor language updates proposed.	<u>MPP H-1</u> : Plan for housing supply, forms, and densities to meet the region’s current and projected needs consistent with the Regional Growth Strategy. <u>MPP H-2</u> : Provide a range of housing types and choices to meet the housing needs of all income levels and demographic groups within the region	Minor changes proposed.

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HO-3	County and city comprehensive plans shall include policies to meet ((for accommodating)) affordable housing goals ((throughout the County)) consistent with ((Vision 2040)) VISION 2050. ((The land use and housing elements should demonstrate they)) <u>Jurisdictions should demonstrate within their land use and housing elements that they can accommodate needed housing ((availability)) consistent with the Regional Growth Strategy and Snohomish County Growth Targets. These efforts should include facilitating ((and facilitate)) the regional fair share of affordable housing for very low, low, moderate, and middle-income households and special needs individuals. Housing elements of comprehensive plans shall be periodically evaluated for success in facilitating needed housing.</u>	Proposed updates to reference VISION 2050 and the regional growth strategy and growth targets. Language is also provided, consistent with MPP-H-3, that references income classifications to ensure that all income levels are considered when considering fair share of affordable housing.	<u>MPP-H-3:</u> Achieve and sustain – through preservation, rehabilitation, and new development – a sufficient supply of housing to meet the needs of low-income, moderate-income, middle-income, and special needs individuals and households that is equitably and rationally distributed throughout the region.	Minor changes proposed.
HO-4	The county and cities should participate in ((a)) multi-jurisdictional affordable housing programs ((or)) <u>and engage in</u> other cooperative ((effort)) <u>efforts</u> to promote and contribute to an adequate ((and diversified)) supply of <u>affordable, special needs, and diverse</u> housing countywide.	Updated language focusing this policy on the county and cities participating in interjurisdictional efforts to provide an adequate supply of affordable, special needs and diverse housing types. Update language is meant to be consistent with MPP-H-11.	<u>MPP H-5:</u> Promote homeownership opportunities for low-income, moderate-income, and middle-income families and individuals while recognizing historic inequities in access to homeownership opportunities for communities of color. <u>MPP H-11:</u> Encourage interjurisdictional cooperative efforts and public-private partnerships to advance the provision of affordable and special needs housing.	Major.

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HO-5	<p>The cities and the county shall collaborate to report housing characteristics and needs in a timely manner for jurisdictions to conduct major comprehensive plan updates and to assess progress toward achieving CPPs on housing. The report shall be sufficiently easy to understand and use for planning and evaluation. To the extent made possible by the availability of valid data, this report shall, for the entire county and each jurisdiction:</p> <ol style="list-style-type: none">Describe the measures that jurisdictions have taken (individually or collectively) to implement or support CPPs on housing, especially measures taken to support housing affordability.Quantify and map existing characteristics that are relevant to the results prescribed in the CPPs on housing, including (but not limited to):<ol style="list-style-type: none">The supply of housing units, including subsidized housing, by type, tenure, affordability, and special needs populations served.The availability and general location of existing affordable housing units and the distribution and location of vouchers and similar assistance methods.The supply of <u>land that is undeveloped, partially used and/or has the potential to be ((redevelopable residential land)) developed or redeveloped for residential purposes.</u>Identify the number of housing units necessary to meet the various housing needs <u>for the ((of the)) projected population of households of all((-by)) incomes ((ranges,))</u> and special needs populations. The number of units identified for each jurisdiction will be utilized for planning purposes and to acknowledge the responsibility of all jurisdictions to plan for affordable housing within the regional context.<u>Evaluate the risk of physical and economic displacement of residents, especially low income households and marginalized populations.</u>	<p>Proposed language amendments that adds displacement risk (new section d) as part of the HO-5 report. Under MPP-H-12, jurisdictions need to identify the risk of “physical, economic, and cultural displacement”. Further, under H-Action-1, PSRC is directed to provide technical assistance regarding displacement and collect data on displacement risk.</p>	<p><u>MPP H-12:</u> Identify potential physical, economic, and cultural displacement of low income households and marginalized populations that may result from planning, public investments, private development and market pressure. Use a range of strategies to mitigate displacement impacts to the extent feasible.</p> <p><u>MPP H-Action-2: Regional Housing Assistance:</u> PSRC, in coordination with subregional, county, and local housing efforts, will assist implementation of regional housing policy and local jurisdiction and agency work. Assistance shall include the following components:</p> <ul style="list-style-type: none">Guidance for developing local housing targets (including affordable housing targets), model housing policies, and best housing practicesTechnical assistance, including new and strengthened tools, to support local jurisdictions in developing effective housing strategies and programs.Collection and analysis of regional housing data, including types and uses of housing and effectiveness of zoning, regulations, and incentives to achieve desired outcomesTechnical assistance in support of effective local actions to address displacement, including data on displacement risk and a toolbox of local policies and actions <p><u>MPP H-Action-4: Local Housing Needs:</u> Counties and cities will conduct a housing needs analysis and evaluate the effectiveness of local housing policies and strategies to achieve housing targets and affordability goals support updates to local comprehensive plans. Analysis of housing opportunities with access to jobs and transportation options will aid review of total household costs.</p>	Major.
HO-6	<p>The county and cities should implement policies and programs that encourage the upgrading of neighborhoods and the rehabilitation and preservation of existing legally established, affordable housing <u>for residents of all income levels</u>, including but not limited to mobile/manufactured housing and single - room occupancy (SRO) housing.</p>	<p>Minor language amendment to highlight affordable housing for all income levels.</p>	<p><u>MPP H-3:</u> Achieve and sustain – through preservation, rehabilitation, and new development – a sufficient supply of housing to meet the needs of low-income, moderate-income, middle-income, and special needs individuals and households that is equitably and rationally distributed throughout the region.</p>	Minor changes proposed.
HO-7	<p>Jurisdictions shall use housing definitions consistent with those of the Snohomish County Tomorrow ((growth monitoring report)) <u>Housing Characteristics and Needs Report</u> prescribed in HO-5. Definitions may be periodically revised based on consideration of local demographic data and the definitions used by the Department of Housing and Urban Development.</p>	<p>Minor changes proposed to clarify the report that identifies housing definitions.</p>		Minor changes proposed.

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HO-8	Each jurisdiction’s comprehensive plan should reconcile the need to encourage and respect the vitality of established residential neighborhoods with the need to identify and site essential public residential facilities for special needs populations, including those mandated under RCW 36.70A.200.		<u>MPP H-11</u> : Encourage interjurisdictional cooperative efforts and public-private partnerships to advance the provision of affordable and special needs housing.	No changes proposed.
HO-9	In order to improve the jobs-to-housing balance in Snohomish County, jurisdictions shall adopt comprehensive plans that provide for the development of: a. A variety of housing choices, including affordable housing, so that workers at all income levels may choose to live in proximity to existing and planned employment concentrations and transit service; and b. ((Provide for employment)) <u>Employment</u> opportunities in proximity to existing <u>and planned</u> residential communities.	Minor language changes proposed for clarity.	<u>MPP H-6</u> : Develop and provide a range of housing choices for workers at all income levels throughout the region in a manner that promotes accessibility to jobs and provides opportunities to live in proximity work that is accessible to job centers and attainable to workers at anticipated wages.	Minor changes proposed.
HO-10	Jurisdictions should encourage the use of environmentally sensitive housing development practices <u>and environmentally sustainable building techniques and materials</u> in order to minimize the impacts of growth and development on the county's natural resource systems. <u>This approach should also consider the potential costs and benefits to site development, construction, and building maintenance to strive to balance housing affordability and environmental sustainability.</u>	The proposed updated language adds sustainable construction in addition to land development. It also adds language that jurisdictions should consider the additional cost as a result of policies requiring or incentivizing these practices. Other proposed changes: Add the term “environmentally sensitive housing development practices” to Appendix G: Definitions of Key Terms		Major.
HO-11	The county and cities should consider the economic implications of proposed building and land use regulations, so that the broader public benefit they serve is achieved with the least additional cost to housing.		<u>MPP-H-10</u> : Encourage jurisdictions to review and streamline development standards and regulations to advance their public benefit, provide flexibility, and minimize additional costs to housing.	No changes proposed.
HO-12	The county and cities should minimize housing production costs by considering the use of a variety of infrastructure funding methods, such as existing revenue sources, impact fees, local improvement districts, and general obligation bonds.		<u>MPP-H-10</u> : Encourage jurisdictions to review and streamline development standards and regulations to advance their public benefit, provide flexibility, and minimize additional costs to housing.	No changes proposed.
HO-13	Jurisdictions should ensure that their impact fee programs add no more to the cost of each housing unit produced than a fairly-derived proportionate share of the cost of new public facilities necessary to accommodate the housing unit as determined by the impact fee provisions of the Growth Management Act cited in chapter 82.02 RCW.		<u>MPP-H-10</u> : Encourage jurisdictions to review and streamline development standards and regulations to advance their public benefit, provide flexibility, and minimize additional costs to housing.	No changes proposed.
HO-14	The county and cities should ((provide incentives for)) <u>incentivize and promote the development and preservation of long-term</u> affordable housing <u>through the use of zoning, taxation, and other tools, ((such as)) including</u> height or density bonuses, property tax incentives and parking requirement reductions. The incentives should apply where feasible to encourage affordable housing.	Added policy language that directs jurisdictions to promote both the development and preservation of long-term affordable housing. This added emphasis is consistent with MPP-H-8.	<u>MPP-H-8</u> : Promote the development and preservation of long-term affordable housing options in walking distance to transit by implementing zoning, regulations, and incentives.	Major.

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<u>NEW HO-15</u>	<u>The county and cities should implement policies that allow for the development of moderate density housing to help meet future housing needs, diversify the housing stock, and provide more affordable home ownership and rental opportunities. This approach should include code updates to ensure that zoning designations and allowed densities, housing capacity, and other restrictions do not preclude development of moderate density housing.</u>	<p>New proposed policy related to the development of moderate density housing (a.k.a. “Missing Middle Housing”). The policy is consistent with MPP-H-9, stating that jurisdictions should implement policies that allow for the development of moderate density houseing.</p> <p>Other proposed changes: Add the term “moderate density housing” to Appendix G: Definitions of Key Terms.</p> <p>Moderate Density Housing: A classification of housing type that has densities greater than what would ordinarily be seen in single family neighborhoods, but less than in more intensive high density multifamily development. Moderate density housing includes duplexes, triplexes, townhomes, and walkup apartments. Modern density housing is often referred to as “missing middle housing”.</p>	<p><u>MPP-H-9:</u> Expand housing capacity for moderate density housing to bridge the gap between single-family and more intensive multifamily development and provide opportunities for more affordable ownership and rental housing that allows more people to live in neighborhoods across the region.</p>	New policy proposed.
<u>NEW HO-16</u>	<u>Metropolitan cities, Core cities, and High Capacity Transit Communities, as defined by the Regional Growth Strategy in VISION 2050, shall incorporate anti-displacement strategies into local comprehensive and subarea plans to reduce the risk of displacement of historically marginalized populations, including residents identified in the report prescribed in HO-5, and neighborhood-based small business owners. This effort should include strategies to minimize and mitigate the impacts to existing residents from development and redevelopment.</u>	<p>New proposed policy that requires certain jurisdictions to incorporate anti-displacement strategies into comprehensive and subarea planning. Consistent with MPP-H-Action-6, the proposed policy focuses on the regional geographies where the risk of displacement is likely to be the most significant as a result of development and redevelopment.</p>	<p><u>MPP-H-12:</u> Identify potential physical, economic, and cultural displacement of low-income households and marginalized populations that may result from planning, public investments, private redevelopment and market pressure. Use a range of strategies to mitigate displacement impacts to the extent feasible.</p> <p><u>MPP H-Action 2:</u> Regional Housing Assistance: PSRC, in coordination with subregional, county, and local housing efforts, will assist implementation of regional housing policy and local jurisdiction and agency work. Assistance shall include the following components:.....</p> <ul style="list-style-type: none">• Technical assistance in support of effective local actions to address displacement, including data on displacement risk and a toolbox of local policies and actions <p><u>MPP H-Action 6:</u> Displacement: Metropolitan cities, Core cities, and High Capacity Transit Communities will develop anti-displacement strategies in conjunction with the populations identified of being at risk of displacement including residents and neighborhood-based small business owners.</p>	New policy proposed.